

111.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

674,300 / 674,300

USE VALUE:

674,300 / 674,300

ASSESSED:

674,300 / 674,300



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
14		WRIGHT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NORRIS JENNIFER B	
Owner 2:	
Owner 3:	

Street 1: 14 WRIGHT STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER
Owner 1: NORRIS JENNIFER B & -
Owner 2: MONKS FLYNN -
Street 1: 14 WRIGHT STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 5,277 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2052 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5277		Sq. Ft.	Site		0	70.	1.04	6			Road Co	-5					384,577						384,600	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									70862	
101	5277.000	289,700		384,600	674,300									GIS Ref	
														GIS Ref	
														Insp Date	
														09/26/18	

PREVIOUS ASSESSMENT										Parcel ID			
Total Card										111.0-0005-0004.0			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,700	0	5,277.	384,600	674,300	674,300	Year End Roll	12/18/2019
2019	101	FV	239,300	0	5,277.	379,100	618,400	618,400	Year End Roll	1/3/2019
2018	101	FV	247,000	0	5,277.	291,200	538,200	538,200	Year End Roll	12/20/2017
2017	101	FV	247,000	0	5,277.	274,700	521,700	521,700	Year End Roll	1/3/2017
2016	101	FV	247,000	0	5,277.	252,700	499,700	499,700	Year End	1/4/2016
2015	101	FV	233,500	0	5,277.	236,200	469,700	469,700	Year End Roll	12/11/2014
2014	101	FV	233,500	0	5,277.	217,600	451,100	451,100	Year End Roll	12/16/2013
2013	101	FV	233,500	0	5,277.	217,600	451,100	451,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORRIS JENNIFER	68213-144		10/17/2016	Convenience		10	No		
NORRIS JENNIFER	68213-137		10/17/2016	Convenience		10	No		
ENG DAVID	48404-287		10/30/2006		470,000	No	No		
SMITH CHRISTOPH	40568-140		8/22/2003		430,000	No	No		
MC DONALD EDWAR	33295-93		7/20/2001		359,000	No	No		
	18898-113		3/1/1988		185,000	No	No	Y	

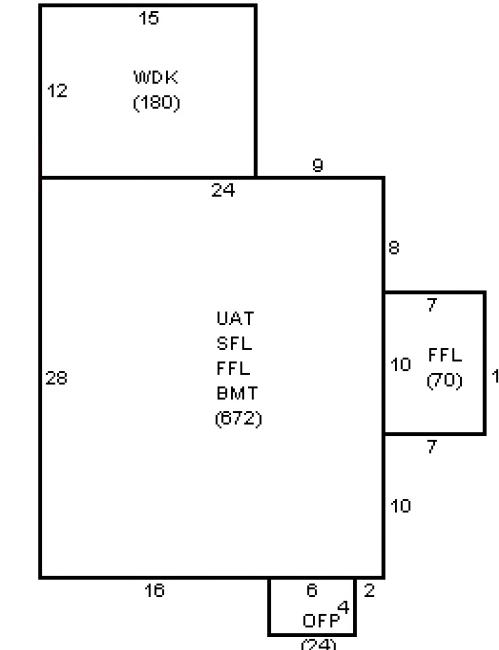
BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
1/30/2017	110	Foundati	87,500	O				underpin basmt and		9/26/2018	MEAS&NOTICE	CC	Chris C
										12/5/2008	Meas/Inspect	189	PATRIOT
										2/13/2007	MLS	MM	Mary M
										2/15/2004	MLS	HC	Helen Chinal
										10/9/2001	MLS	MM	Mary M
										3/20/2000	Inspected	264	PATRIOT
										2/3/2000	Measured	197	PATRIOT
										10/1/1991		PM	Peter M
										Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION		
Type:	6	- Colonial
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:	2	- Clapboard
		5 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	YELLOW	
View / Desir:		

<b>ATH FEATURES</b>	
Bath	1
Bath:	Rating:
Bath:	1
Rating:	Average
QBth:	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	Rating:
<b>OTHER FEATURES</b>	
Kits:	1
Kits:	Rating:
Frpl:	2
Rating:	Average

**COMMENTS**  
UNPAVED.

## SKETCH



## GENERAL INFORMATION

GENERAL INFORMATION		COND
Grade:	C - Average	Loca
Year Blt:	1928	Total U
Alt LUC:		F
Jurisdict:		% C
Const Mod:		Na
Lump Sum Adj:		

## CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## INTERIOR INFORMATION

INTERIOR INFORMATION		
Avg Ht/FL:	STD	
Prim Int Wall:	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:	6	- Ceramic Tile
		20%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	5	- Steam
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall		% Sprinkled:

## APPRECIATION

vs Cond:	AG - Avg-Good	2
unctional:		
conomic:		
Special:		
Override:		
	Total:	20

## ALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99186128
Adj \$ / SQ:	167.377
Other Features:	85000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393561
Depreciation:	103900
preciated Total:	289661

## REMODELING

Exterior:  
Interior:  
Additions:  
Kitchen:  
Baths:  
Plumbing:  
Electric:  
Heating:  
General:

## RES BREAKDOWN

## SUB ARFA

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr	Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	742	167.380		124,193	BMT	100	RRM	70	A	
BMT	Basement	672	73.060		49,096	UAT	100	FLA	100	A	
SFL	Second Floor	672	167.380		112,477						
WDK	Deck	180	11.460		2,063						
UAT	Upper Attic	168	117.160		19,683						
OPP	Open Porch	24	43.640		1,047						
Net Sketched Area:		2,458	Total:	308,559							
Size Ad	1414	Gross Are	2962	FinArea	2052						

## IMAGE

AssessPro Patriot Properties, Inc.

